

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

07-397

Orleans

EAS.1311

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*):

Photograph



Address: 120 Old Farm Lane

Historic Name: Howard and Cecile Carpenter House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: [1964-1971]

Source: Deed research, 1971 USGS aerial survey

Style/Form: No Style

Architect/Builder: Unknown

Exterior Material:

Foundation: Unknown

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

None

Major Alterations (*with dates*):

None on record

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.49 acres

Setting: This parcel is located within a small, mid-20th century subdivision south of Campground Road, halfway between the State Highway and Campground Beach. The house is set back from the street and the open front yard is enclosed by a wood picket fence. There is a broad gravel driveway on the east side of the parcel.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

120 OLD FARM LANE

MASSACHUSETTS HISTORICAL COMMISSION

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Howard and Cecile Carpenter House, built in ca. 1964-1971, is a modest cottage that consists of a one-story, side-gable main block and a rear ell of similar form. The house rests on a raised foundation (material unknown). The elevations are clad in wood shingles with plain cornerboards. The roof is clad in asphalt shingles and has a modest box cornice. Fenestration includes modern, thermal, 6/6 double-hung sash of varying sizes. The front entrance is located off-centered on the front elevation and opens onto a large, raised deck. Both the door and the windows on the front elevation connect to the roof entablature.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

As the street name suggests, the Old Farm Lane subdivision was formerly farmland in the early-20th century. This acreage was located south of Campground Road and east of the cottage subdivisions that had begun in the early-20th century close to Campground Beach. This house has an Assessor date of 1930, but as will be shown, that is not accurate. The lineage of this parcel traces back to 1937 when Eleanora A. S. Engley sold a 21-acre parcel to the Wellfleet Savings Bank identified as Lot A on a 1923 plan (Figure 2).¹ It is unclear if this was a foreclosure deed. In 1940, the Wellfleet Savings Bank sold this Lot A to Elmer W. and Elixabeth P. Lloyd of Detroit, MI.² In 1960, Elmer Lloyd recorded a subdivision plan breaking this parcel into parcels A and B (Figure 3), and he sold Parcel A in 1961 to Richard H. and Elizabeth J. Parry and Harold and Ada G. Penney of Eastham.³

In 1961, the Penneys recorded a subdivision plan of Parcel A into Lots 9 to 22 (Figure 4).⁴ In 1964, the Penneys sold Lot 21 to Howard A. and Cecile Carpenter of Valhalla, NY.⁵ The United States Geological Survey (USGS) began conducting Cape-wide aerial photographic surveys in 1938. In that first series and the next in 1952, there is no house in this location, nor is the road yet laid out. The house and subdivision appear in the next USGS aerial survey in 1971. This would most likely mean that the first purchasers of this Lot 21, the Carpenters, built the cottage sometime between 1964 and 1971.

¹ Barnstable County Registry of Deeds, Book 524/ Page 531, Plan Book 11/ Page 7.

² Book 568/ Page 122.

³ Book 1121/ Page 87, Plan Book 163/ Page 89.

⁴ Plan Book 163/ Page 95.

⁵ Book 1274/ Page 266.

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The house stayed in the extended Carpenter family until 1886, when Irene Joyce Carpenter of Kailua, HI sold it to Jeanne S. Davidson of Eastham.⁶ In 1999, she sold it to Deborha and Richard Young of the United Kingdom, and they were living in Wellesley Hills in 2019 when an LLC to which they had conveyed this property sold it to the current owners, Matthew Bowman and Jennifer Shaw of Quincy.⁷

BIBLIOGRAPHY and/or REFERENCES

1910 Map, *Atlas of Barnstable County*, Boston, MA: Walker Litho. & Publishing Co., 1910.

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www.ancestry.com - Vital records.

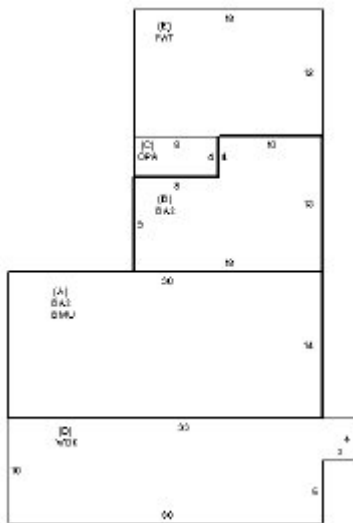


Figure 1. Assessor Sketch.

⁶ Book 5114/ Page 132.

⁷ Book 32117/ Page 326.

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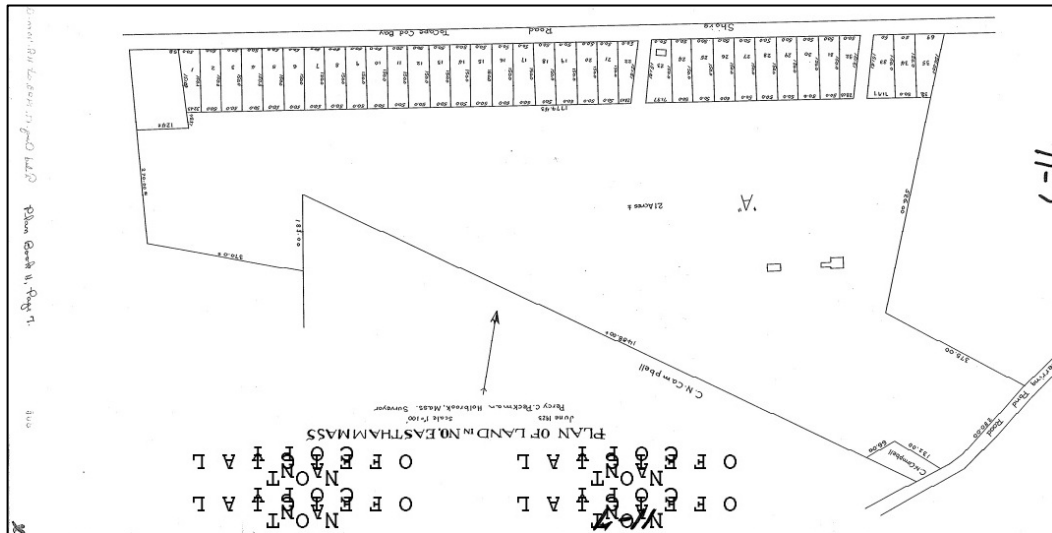


Figure 2. 1923 plan Parcel A, Plan Book 11/ Page 7 (reversed to correct ordinal direction).

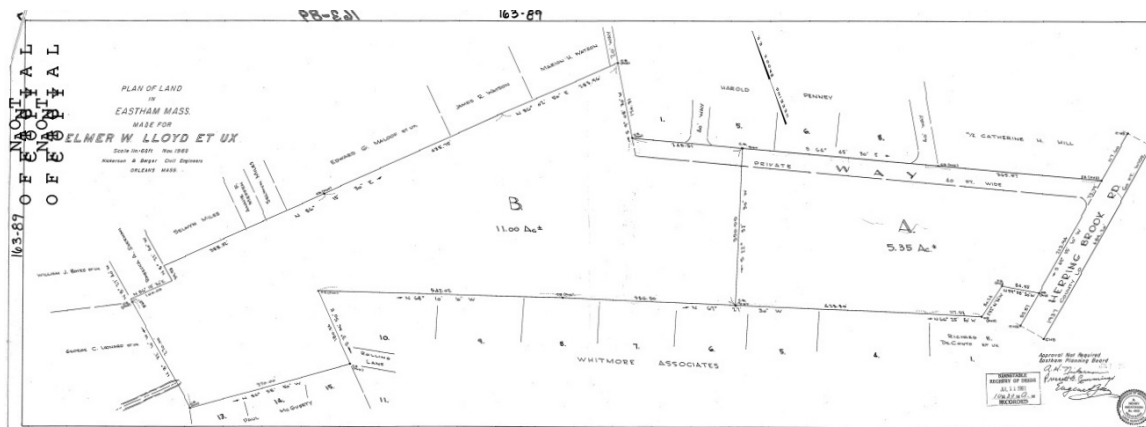


Figure 3. 1960 subdivision for Elmer W. Lloyd et ux, Plan Book 163/ Page 89.



Figure 4. Subdivision Plan of Parcel B for Harold Penney, Plan Book 163/ Page 95 (arrow to Lot 21 added).